

THOUSAND OAKS CONDOMINIUM OWNERS' ASSOCIATION, INC.

PARKING RULES AND REGULATIONS

Adopted December 18, 2017

WHEREAS, Section 4.3.1 of the By-Laws of the Thousand Oaks Condominium Owners' Association, Inc. ("By-Laws") provides that the Board of Directors ("Board") has all the powers and duties necessary for the administration of the affairs of the Thousand Oaks Condominium Owners' Association, Inc. ("Association") and may do all acts permitted by the Unit Ownership Estate Act of the State of Oklahoma and the By-Laws of the Association and supplements and amendments thereto;

WHEREAS, Section 4.3.2 of the By-Laws authorizes the Board to make, amend, and enforce any rules or regulations necessary for the operation, use and occupancy of the project;

WHEREAS, Section 8.8 of the Declaration of Covenants, Conditions and Restrictions of the Association filed in Book 5136 on Page 372 of the records of the County Clerk of Oklahoma County, Oklahoma, contains specific directives regarding vehicle parking and storage;

WHEREAS, there is an immediate need to update and supplement Section 8.8 with more detailed general parking and storage restrictions for all vehicles located on the Association project and/or condominium property; and,

WHEREAS, the Board has deemed it necessary to establish appropriate rules and procedures for the use of common element parking, including the limited common element parking areas, for the condominium property.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors adopts the following parking, storage, and use rules and regulations.

I. GENERAL PROVISIONS

A. Certain garage parking spaces are reserved spaces that are considered Limited Common Elements. Reserved parking spaces shall be assigned to a specific unit for use by the unit owner. It is a violation of this policy for any person other than the unit owner to make use of the reserved parking spaces without the written consent of the unit owner to which the parking space is assigned. If the unit owner assigns a space to a 3rd party, the unit owner shall also be required to provide the Association property manager with a copy of the consent within five (5) days of its execution.

B. Other common element parking spaces located outside of the parking garage areas shall be specifically assigned to unit owners, subject to the Rules and Regulations contained herein.

C. No unit owner shall park more than **1 vehicle** on the common elements without the prior written consent of the Board of Directors. This does not include parking in the Limited Common Element reserved garage parking spaces.

D. Only approved motor vehicles may be parked in common element parking spaces. An approved motor vehicle is any conventional passenger vehicle, motorcycle, personal van or pickup truck. Unapproved vehicles include any truck over $\frac{3}{4}$ ton, commercial vehicles, vehicles with signage, ladders or other tools and implements attached thereto, any recreational vehicles, trailers, campers or boats, or any vehicle in the process of being repaired or otherwise currently inoperable. Taxicabs and commercial vehicles are permitted to park at the Condominium only if such vehicle(s) are owned by a unit owner and are the sole vehicle of the unit owner.

E. The use of a common element reserved parking space may be further assigned by a unit owner to a lessee of that dwelling unit. Proof of said assignment shall be provided to the Association by the unit owner within five (5) days of the assignment.

F. All motor vehicles shall be parked wholly within the parking spaces marked on the common elements so as not to obstruct or reduce the adjacent spaces for other vehicles.

G. The Association, through Management, will issue to each Unit Owner one (1) hang tag or sticker for each Limited Common Element parking space authorized, subject to the provisions herein. These hang tag(s) or sticker(s) shall entitle the unit owner to park a vehicle only in the parking space assigned to that Unit.

H. Guests shall be allowed to park vehicles in the Common Element parking spaces designated as "Guest Parking" outside of the parking garage. A vehicle may only be parked in a visitor parking space for up to **48 hours**, after which time the vehicle will be subject to towing at the vehicle owner's sole cost and expense. Unit owners and tenants are not authorized to park in "Guest Parking" spaces.

I. All vehicles owned or operated by a resident, tenant, or unit owner must be registered with the Association Property Manager within ten (10) days of the adoption of these rules or within ten (10) days of a change of ownership or tenant occupancy. Owners and/or residents must submit a Registration Form for each vehicle owned or used by a resident in the Condominium. The Registration Form shall be in substantially the same form as Exhibit A, attached hereto. Failure to register a vehicle with the Association may result in the towing of any vehicle pursuant to Article III.

II. RESTRICTIONS

A. These parking rules shall be made without regard to the number of vehicles owned by, registered to, or in the possession of the owner or occupants of a unit.

B. No motor vehicle shall be parked in violation of any posted sign. No more than one vehicle shall be parked in any designated space, with the exception of two motorcycles in the same space.

C. No motor vehicles shall be parked in any area designated for pedestrian use.

D. Only vehicles displaying a handicapped license or permit shall park in a space reserved for the handicapped.

E. No motor vehicle shall be parked in such a manner or area that obstructs the safe, free flow of vehicular traffic or obstructs the movement of other vehicles into and out of the common elements.

F. Any vehicle parked in a fire lane is subject to immediate towing at the vehicle owner's risk and expense.

G. No junk or derelict vehicle(s) shall be parked on the Condominium Property at any time. Any motor vehicle, trailer or semi-trailer that cannot be operated in its existing condition because the parts necessary for operation, such as, but not limited to, tires, wheels, windshield, engine, drive train, driver's seat, steering wheel or column, gas or brake pedals, are removed, damaged, or destroyed, or has a deteriorated body condition, shall be deemed to be a junk or derelict vehicle, regardless of the display of valid state license/registration or inspection sticker. The Association will liberally construe this policy to ensure that vehicles are operable at all times.

H. No vehicle shall remain on the Condominium Property unless it has current registration tags and plates and a current inspection sticker.

I. Any vehicle the owner of which cannot be identified and/or located shall be deemed an abandoned vehicle and/or subject to towing.

J. Except for minor emergency repairs, the repairing of vehicles, including the painting thereof, is not permitted at any time on the common elements. The intentional drainage of any motor vehicle fluids is prohibited.

K. Washing and cleaning of vehicles is not permitted on the Common Elements of the Condominium.

L. No individual may erect signs or place initials, numbers, or storage containers, or make any other additions or alterations to any parking spaces without the prior written consent of the Board of Directors or its managing agent.

M. Parking spaces are designated only for the parking of approved motor vehicles. No other items or articles of any kind may be stored in the Common Element parking spaces.

N. The Board of Directors has the sole authority to promulgate, adopt and amend these parking rules.

O. Owners of units whose residents and/or guests violate this policy shall be held liable for any damages to the community caused directly or indirectly by the violation including the cost(s) of enforcement including, but not limited to attorney's fees, costs and expenses, and any other costs associated with the offense and all of these costs and expenses shall be regularly assessed against the unit owner who shall be billed for the same and collected in the same manner as assessment dues.

P. No vehicle shall be parked on any grassy or landscaped area.

Q. Any vehicle, the owner of which cannot be identified and/or located from the Registration Forms required by these rules and maintained by the Association, shall be deemed an abandoned vehicle.

R. Vehicles that present a hazard or nuisance by operating noise or exhaust emission are prohibited.

S. Vehicles may not be parked on the property with "For Sale" or similar signage displayed.

III. ENFORCEMENT

A. Scope of Enforcement

1. Any vehicle that is parked on the Association property in violation of these Rules and Regulations shall be deemed to be parked without permission of the Association and subject to enforcement as provided herein. Any vehicle parked on the common elements or in a reserved parking space without permission is subject to towing and/or being stored at the owner's sole expense and risk.

2. Owners and/or residents shall be 100% responsible for the conduct of their guests, tenants, contractors and visitors in the application and enforcement of these rules and regulations.

B. Enforcement Procedures

1. Park space violations may be called in to the Association's management agent between 9 a.m. and 5 p.m., Monday through Friday at (405) 348-1436. The Association and/or Property Manager are free to change this number without amending these rules and regulations.

2. The Oklahoma County Police Department and/or a commercial towing company may be called to ticket and/or tow a vehicle that is parked in a fire lane or blocking a fire hydrant. The Board of Directors reserves the right to tow from fire lanes via a random patrol. The Board or Property Manager may also contact a commercial towing service directly.

3. The Board of Directors shall cause to be erected signs on the Common Elements notifying residents that any vehicle illegally or improperly parked on the Common Elements may be towed without notice at the vehicle owner's sole risk and expense.

4. The Board of Directors shall engage a towing company to monitor the Common Elements for unregistered or illegally or improperly parked vehicles. Such vehicles may be towed at the vehicle owner's sole cost and expense. The tow company shall not monitor vehicles parked in Limited Common Element reserve parking spaces; however, the tow company shall monitor and have authority to tow unregistered or illegally parked vehicles in the designated handicapped parking spaces.

Exhibit "A"

VEHICLE INFORMATION FORM

1. Name and address of Owner or Tenant: _____

2. Email Address: _____

3. Preferred Telephone Number: _____

4. Preferred FAX Number: _____

5. Secondary Contact Person (Name and Address): _____

(a) Email: _____

(b) Telephone: _____

(c) FAX: _____

6. Make, Model and tag number _____

7. Make, Model and tag number _____